MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no. 138213/DEM/2023
Date registered valid: 4 October 2023
Proposal: Prior Notification for demolition of single storey building
Address: 68 - 70 Newton Street, Manchester, M1 1EE
Ward(s): Piccadilly Ward

Applicant: Paul Henderson Manchester City Council
Agent (if any):
Case officer: Angela Leckie
Tel: 0161 234 4651
Email: angela.leckie@manchester.gov.uk

Recommendation: No Objection

Date of recommendation: 22-11-23

Application details

Type of application: Proposed demolition

Development type: Notifications

Date of site visit: 31 October 2023

Standard consultations:
Printed: 11 October 2023 Expired: 1 November 2023

Neighbour notifications
Printed: 11 October 2023 Expired: 1 November 2023

Site notice
No site notice has been produced

Press advert
No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

This application relates to a site bounded by Newton Street, Faraday Street, Dean Street and Postal Street. The site comprises a single storey row of former commercial units with a flat roof that lie between Faraday Street and Postal Street and front onto Newton Street and areas of hard standing. The areas of hard standing to the rear of the commercial units is bounded by a low timber fence. The demolition works would form part of the preparation for bringing forward proposals for the comprehensive redevelopment of the site.

Description of area

The application site lies within an urban setting of the Northern Quarter neighborhood within the Piccadilly Ward. The application site is located in an area predominantly mixed-use area characterised by a mix of commercial premises, offices, residential properties and surface level car parks.

The Site is not located within a Conservation Area, nor does it contain any Listed Buildings.

It is considered that the site is highly accessible sustainable transport modes being in close proximity to Piccadilly Station, which provides connections via Rail, Metrolink and Bus Services a 5 minute walk from the Site for contractors.

Description of development

The proposed development comprises the full demolition of the row of commercial units.

Following demolition of the building a solid hoarding will be erected to the following specification, along the perimeter boundary of the site. 2.4 metre high timber hoarding using steel 45 gallon drums filled with concrete with 2 no. 100 x 100 posts fixed to each drum, 4 no. 100 x 50 rails. 18mm smart ply boards with 100 x 20 top and bottom skirt. Posts set at 2.2m centres.

The works would comprise:

Disconnection of site services; Internal Strip out including removal of furniture and stored items; Removal of identified asbestos containing items; Demolition of Building to Slab Level;

A Demolition method statement and supplementary e-mail provides detailed information relating to the programme of works, the timescales for the demolition works, the equipment to be used to demolish the premises, operations to be undertaken including, details of intentions in relation to waste removal, together with confirmation that adequate precautions would be undertaken as required.

The building will be demolished in a sequence that commences with initial site preparation; soft strip; removal of internal building waste; and the main structural demolition will take place to slab level in a planned and carefully controlled way commencing from the area closest to the car park (Dean Street) and progress away from this area towards Newton Street using tracked excavator (fitted with cab guard protection) with selector grab attachment, in accordance with

BS 6187:2011 and in accordance with the structural assessment completed. The method of demolition and equipment selected are designed to minimise the potential for release of dust.

The asbestos debris arising from the soft strip and demolition would be stored in a separate specialist skip for asbestos related waste would be provided and managed by the approved specialist asbestos removal sub-contractor in line with the Control of Asbestos Regulations 2012

Removed and demolished materials would be sorted and removed from the site by a haulage company. Wagons would be covered to minimise dust. Road sweepers used on completion as required.

The programme of works is outlined as follows :

This will allow the Site to be cleared and made good in preparation for its future use.

The existing structural foundations will remain.

The general sequence of works will be detailed in a coordinated construction programme prepared by the principal contractor, the basic sequence of works will be:

- Disconnection of site services;
- Internal Strip out including removal of furniture and stored items;
- Removal of identified asbestos containing items;
- Demolition of Building to Slab Level;

The main structural demolition will in a planned and carefully controlled way using tracked excavator (fitted with cab guard protection) with selector grab attachment, in accordance with BS 6187:2011 and in accordance with the structural assessment completed. Demolition will be top downwards. Roof sections will be lifted off with selector grab attachments. Walls will be demolished using muncher attachment.

Waste will be sorted by excavator with a selector grab attachment and either placed in segregated skips or placed from segregated stock piles into wagons. These stock piles will be damped down, where applicable, if the conditions are such that the Site Manager considers there is any potential for dust arising.

All personnel who are to partake in these works shall be inducted onto the site by the Site Manager including in terms of the Control of Asbestos Regulations 2012. They shall adhere to all site rules, systems and procedures at all times whilst on site.

Controlled areas /exclusion zones will be delineated by heras fencing combined with signs and these areas will be out of bounds to operatives and visitors with the exception of key staff as permitted by the site supervisor.

Best Practicable Means (BPM) will be used in controlling dust emissions, in accordance with the Best Practice Guidance by the GLA 2006 for The Control of Dust and Emissions from Construction and Demolition. Best Practicable Means (BPM) will be used to minimise noise, including low vibration methods and silenced equipment and machinery, in accordance with the Approved Codes of Practice of BS5228:2009 for noise and vibration control on construction and

open sites. All works are carried out with due regard for ‘The control of dust and emissions from construction and demolition’ Best Practice Guidance.

Machine demolition will be monitored at all time by a trained and competent signaller, safely position, who will coordinate operations with the plant operator. Communication by means of hand signals / two way radios.

The Site Supervisor will monitor the structural condition of the building on an ongoing basis and will take all necessary action to make the building safe either by remote mechanical demolition or by temporary propping or support. A final inspection will be carried out at the end of each working day to check that there are no dangerous or unsafe structures.

Consultations & Notification Responses

Publicity – Occupiers of adjacent buildings have been notified about the proposals and one representation has been made which raised concerns about the impacts on adjacent residents from highway closures that might result from the demolition.

Head of Environmental Protection – No objections

Highways Services– No Objections

GMEU – No objections

GMAAS – No objections

GMP – No comments received

Flood Risk Team - No objections

Issues

Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012 and is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development.

Saved UDP Policies

Whilst the Core Strategy has now been adopted some of the UDP policies remain saved as there are no replacement policies contained in the Core Strategy.

The relevant policies within the Core Strategy and UDP are detailed below

Core Strategy Policies SP 1 (Spatial Principles) - The proposal would provide a leisure and cultural use close to an area where people live alongside high quality City Centre living. The implications of the use on the health and safety and well being of residents has been properly taken into consideration.

Core Strategy Policy DM 1 (Development Management) - Outlines a range of general issues that all development should have regard to. Of these the following issues are or relevance to this proposal:

- effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation;
- impact on safety, crime prevention and health;
- refuse storage and collection, vehicular access and car parking;

These are discussed below.

Saved UDP Policy DC26 (Development and Noise) - Seeks to reduce the impact of noise on people living and working in, or visiting the City. It requires the impact that development proposals that are likely to generate noise will have on amenity to be taken into consideration, and states that the Council will control noise levels by requiring where necessary, high levels of noise insulation in new development as well as noise barriers where this is appropriate.

This is discussed below.

Impact on Amenity and management of wider environmental impact

General Demolition Mitigation Measures

General provisions relating to the mitigation of demolition activity will include the control of noise at the Site boundaries, and management & control dust emissions.

Adequate segregation of pedestrians and vehicle traffic will be maintained at all times.

All loading and unloading will be carried out within the site. Vehicular access will be via the existing vehicular access to the former car park to the rear of the site and fronting onto Dean Street. Vehicle gates will be installed within the site fencing to control this access. These gates will be closed when not in use and locked when unattended. Gates will be opened and closed by a nominated operative. Wagons will drive forward onto site and drive forwards off site under the control of a competent banksman safely located to ensure the safety of any pedestrians and other traffic. Overall approach to and departure from site will be via Port Street which is a one-way street. Unloading and loading would be by mechanical means within the site.

Throughout the demolition works the dust water suppression system will be in operation to remove the dust that is generated as part of this process, should this be deemed necessary.

Materials would be segregated by machine and placed into skips for disposal off site

The Site Supervisor will monitor the structural condition of the building on an ongoing basis and will take all necessary action to make the building safe either by remote mechanical demolition or by temporary propping or support. A final inspection will be carried out at the end of each working day to check that there are no dangerous or unsafe structures.

The Site working hours will take place between 08:00 – 18:00 Monday-Friday

A Site Waste Management Plan will be put in place for the works, detailing arrangements to re-use, recycle and dispose of waste materials arising from the works.

To reduce the volume of waste sent to landfill waste from Site will be segregated at the main collection point for debris produced in the following categories as appropriate

 CAT A – Hazardous waste (paints, thinners, mastics etc.);

 CAT B – Metal;

 CAT C – Timber;

 CAT D – Plasterboard; and

 CAT E – General Waste

Asbestos containing materials will be placed in a sealed and clearly marked skip and taken to a licensed disposal site. All movements to be under a Hazardous Waste Consignment Note.

Metal arisings will be placed in a metal skip and be taken off site for recycling. Demolition arisings (masonry, concrete, glazing) will be removed in skips and crushed off site and become recycled materials to be used elsewhere.

Timber arising from the demolition will be recycled off site.

General waste will be removed from site in general waste skips and be sorted by others offsite and recyclable materials recovered at a waste transfer station by the appointed skip hire company. This includes segregation and recycling of plaster containing materials.

Waste transfer notes will be obtained for all consignments of waste removed from site. Copies of waste carriers' registrations will be maintained on site for all companies removing waste and copies of waste management licenses obtained for waste taken to landfill or for further treatment elsewhere.

It is considered that potential impacts on nearby pedestrians, businesses or residents resulting from the proposed demolition works will be negligible in the context of the management techniques to be put in place in combination with the timing and longevity of the works.

Use of natural resources

The site is not an area known to containing any natural resources. In addition, given the scale of the development it is not believed that this would require the excessive usage of any natural resources in the demolition process.

The proposed works are in full accordance with the waste hierarchy to minimise natural resource consumption, and maximise the opportunity to re-use, recycle or recovery. The site is not particularly sensitive from an ecological or water environment perspective.

All existing electricity and water supplies at the site will be terminated prior to demolition. Clearly there will be some use of water (for dust suppression) and diesel for demolition vehicles, but this is not considered to be of a level which would have serious environmental impacts and is only temporary for the duration of the demolition process.

There would be no significant impact on the use of natural resources such that an EIA would be required.

Production of waste

The demolition project is likely to produce an amount of waste in terms of internal strip out and external materials. Any rubble (that cannot be recycled) will be disposed off site in a licenced facility.

An Asbestos Survey has been undertaken to understand the likely presence of asbestos within the buildings through on site investigations and off-site material sample testing.

It is noted that the report recommends that all disturbance and removal of asbestos contaminated material should be adequately controlled and that all asbestos containing materials are removed from site prior to refurbishment in compliance with the Control of Asbestos Regulations 2012.

In line with “Site waste Management Plan Regulations 2008” a waste management plan (SWMP) will be developed by the principal contractor.

During the construction phase work debris will be produced, to minimise their impact on a daily basis the following measure shall be undertaken: Storage areas to be formed within hoarding boundaries to manage waste segregation

There is no hazardous waste other than asbestos on site.

All material will be dealt with in accordance with the waste hierarchy. The contractors will apply best working practices appropriate on the site with the intention of avoiding significant or unnecessary environmental effects, managing the production of waste and maximising recycling and reuse of materials. Waste will be segregated into a number of waste streams including general; recycled timber; and plasterboard.

Waste transfer notes will be issued for all waste materials removed from the site.

Whist there is an amount of waste to be generate at the site, it is not considered that the levels would give rise to a significant environmental impact of the development and is likely to be of no more than local significance.

Pollution and nuisances

The demolition process is likely to create some pollution and nuisance i.e. traffic, servicing, dust and noise.

You indicate that programme for demolition would be approximately 6 weeks for the demolition work. It is confirmed that Strict noise monitoring measures will be introduced to ensure that plant and site activity noise levels do not exceed reasonable increase in dB levels when assessed against site specific background noise.

Noise levels and site and at the site boundary will be continually measured and monitored by the Site Supervisor throughout the works.

All plant use on site will be operated in accordance with manufactures instructions and best practice and will be fully serviced and maintained in good working order. All plant engine covers will be kept in place at all times with plant that is not in use shut down. Compressors and generators will be of a super silenced type. The sounding of vehicle horns on site will be strictly forbidden, unless in an emergency capacity. All site plant will be effectively silenced and located in such areas of the site to minimise noise levels off site to sensitive areas.

Demolition not expected to cause vibration at site boundary (or beyond) but this will be monitored throughout the works. Loading of waste transporters with arisings shall be carried out utilising the smallest ‘drop’ possible to reduce impact noise, dust and vibration.

Compressors shall be fitted with properly lined and sealed acoustic covers, which shall be kept and closed whenever the machines are in use.

On site dust suppression will be employed to minimise impact to adjacent properties, including restriction on working in high winds. The Site is situated within an Air Quality Management Area and sensitive land uses are located relatively close to the Site, the impact on which will be managed through mitigation measures. The preferred method to ensure that significant dust is not released into the air is to suppress it at source with water. This applies during the dismantling, crushing, and during the subsequent movement of arisings between various areas of the site and their transport off site.

Loading of waste transporters with arisings shall be carried out utilising the smallest 'drop' possible to reduce impact noise, dust and vibration. All wagon loads to be fully sheeted. Dust levels will be continually measured and monitored by the Site Supervisor throughout the works.

There will be no material crushed on site and no burning of rubbish on site.

Outlets from the foul and surface water drainage will be stopped off within the site, as detailed in the RAMS prior to any demolition work taking place to prevent any loss of materials into the existing drainage.

It is not anticipated that the demolition works will generate significant numbers of trips. As such, the proposals will not result in significant adverse impacts during the demolition phase.

The site will be operational during normal construction site hours that will assist in minimising the operational noise impact on nearby residential properties.

There are residential properties close to the site however whilst the demolition will impact on the area, these impacts are unlikely to be significant within a City Centre environment which is undergoing significant levels of development and regeneration.

Risk of accidents

As the site is accessed by nearby roads and footways there is potential for accidents from falling debris and moving vehicles. Risks of accidents during the construction process will be controlled by health and safety measures in full compliance with national standards and legislation including the installation of site hoardings. This will help to minimise the risk of accidents until the site is redeveloped.

Existing land use

The buildings are not Listed and do not fall within a Conservation Area. In addition, there are no Tree Preservation Orders on the site. The existing Site is not environmentally sensitive; it is previously developed 'brownfield' land. There are no statutory environmental designations in the immediate vicinity of the site, and the area is fully
urbanised.

Records indicate that bats historically use the immediate urban landscape and support the recommendation for activity survey. Overall, a building inspection survey identified low potential to support roosting bats.

In the event that bats are found during the demolition works that are being undertaken, then all work must stop when the building has been made safe, workers withdraw from the site and liaison with Natural England will have to take place.

The site is within a low flood risk area (Flood Zone 1) There should be no excessive water run off from the demolition process and any that is created can be accommodated by existing drains around the site.

The buildings will only be demolished to slab level, which means that any archaeological resources below slab level will not be affected by demolition works.

On the above basis the development site is not considered to be an environmentally sensitive site.

CONCLUSION

Based on the above, it is concluded that this development will have some impact on the surrounding area. In terms of the duration, frequency and reversibility of the impacts, it is acknowledged that demolition activity will have impacts for the duration of the process. However, these will only last for a period of 6 weeks (maximum) and are limited to normal construction site working hours. It is considered that with appropriate management which are requirements of conditions to be attached to any prior approval there will not be significant impacts beyond those which would be expected in a busy city centre environment as a result of the demolition.

Other Legislative Requirements

Equality Act 2010
Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations
This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: No Objection

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The City Council is satisfied that the demolition works in this case will not have a significant impact on the environment. This decision is based on the following:

(a) Site Location Plan Stamped as received on 28-09-23;

(b) Environmental Management Plan, Demolition of building fronting Newton Street, Manchester, (Postal Street) by JP Freeley Ltd;

(c) POSTAL STREET DEMOLITION, MANCHESTER, MANCHESTER CITY COUNCIL, DEMOLITION SURVEY REPORT Rev 1 by JP Freeley Ltd;

(d) ASBESTOS SURVEY REPORT, DEMOLITION ASBESTOS SURVEY, UNITS 6-23, POSTAL STREET, MANCHESTER CITY CENTRE by RB Asbestos Consultants;

(e) Paul Henderson Supplementary Question responses e-mail 16-11-23

(f) Postal Street Ecological Assessment, Final report, October 2022 by Faithful & Gould

2) The demolition shall be carried out in accordance with the following drawings and documents:

(a) Site Location Plan Stamped as received on 28-09-23;

(b) Environmental Management Plan, Demolition of building fronting Newton Street, Manchester, (Postal Street) by JP Freeley Ltd;

(c) POSTAL STREET DEMOLITION, MANCHESTER, MANCHESTER CITY COUNCIL, DEMOLITION SURVEY REPORT Rev 1 by JP Freeley Ltd;

(d) ASBESTOS SURVEY REPORT, DEMOLITION ASBESTOS SURVEY, UNITS 6-23, POSTAL STREET, MANCHESTER CITY CENTRE by RB Asbestos Consultants;

(e) Postal Street Ecological Assessment, Final report, October 2022 by Faithful & Gould;

(f) POSTAL STREET DEMOLITION, MANCHESTER, MANCHESTER CITY COUNCIL, HOARDING PROPOSAL by JP Freeley Ltd; and

(g) Paul Henderson Supplementary Question responses e-mail 16-11-23;

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP 1 and DM 1 and saved Unitary Development Plan policy DC26

3) If during works to demolish the buildings hereby permitted any sign of the presence of bats if found, then all such works shall cease until a survey of the site has been undertaken by a suitably qualified ecologist and the results have been submitted to and approved by the Council in writing as local planning authority. Any recommendations for the protection of bats in the submitted document shall be
implemented in full and maintained at all time when the building is in use as hereby permitted.

Reason - for the protection of bats and in order to comply with the Habitats Directive and pursuant to Core Strategy Policy EN15.

Informatives

1) Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

- Monday - Friday: 7.30am - 6pm
- Saturday: 8.30am - 2pm
- Sunday / Bank holidays: No work

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police
Greater Manchester Archaeological Advisory Service
Greater Manchester Ecology Unit

Flat 703, 61 Houldsworth Street, Manchester, M1 2FB
Flat 313, 61 Houldsworth Street, Manchester, M1 2FA
Flat 504, 61 Houldsworth Street, Manchester, M1 2FA
Flat 512, 61 Houldsworth Street, Manchester, M1 2FA
Flat 415, 61 Houldsworth Street, Manchester, M1 2FA
Flat 413, 61 Houldsworth Street, Manchester, M1 2FA
Flat 303, 61 Houldsworth Street, Manchester, M1 2FA
Flat 208, 61 Houldsworth Street, Manchester, M1 2FA
Flat 103, 61 Houldsworth Street, Manchester, M1 2FA
Flat 411, 61 Houldsworth Street, Manchester, M1 2FA
Flat 410, 61 Houldsworth Street, Manchester, M1 2FA
Flat 701, 61 Houldsworth Street, Manchester, M1 2FB
Flat 904, 61 Houldsworth Street, Manchester, M1 2FB
Flat 906, 61 Houldsworth Street, Manchester, M1 2FB
Flat 4, 61 Houldsworth Street, Manchester, M1 2FA
Flat 108, 61 Houldsworth Street, Manchester, M1 2FA
Flat 112, 61 Houldsworth Street, Manchester, M1 2FA
Flat 312, 61 Houldsworth Street, Manchester, M1 2FA
Flat 103, 40 Little Lever Street, Manchester, M1 1AR
Flat 404, 40 Little Lever Street, Manchester, M1 1AR
Flat 401, 40 Little Lever Street, Manchester, M1 1AR
Flat 10, 113 Newton Street, Manchester, M1 1AE
Basement And Ground Floor, 23 Hilton Street, Manchester, M1 1EL
Greater Manchester Police Museum, Newton Street, Manchester, M1 1ET
Flat 5, The Bradley, 23 - 25 Hilton Street, Manchester, M1 1EL
Flat 2, The Bradley, 23 - 25 Hilton Street, Manchester, M1 1EL
First Floor To Third Floor, 43 Port Street, Manchester, M1 2EQ
Second Floor, Marlsbro House, 52 - 54 Newton Street, Manchester, M1 1ED
Flat At, 41 Hilton Street, Manchester, M1 2EE
52 Port Street, Manchester, M1 2EQ
3 Tariff Street, Manchester, M1 2FF
Basement Flat, 43 Port Street, Manchester, M1 2EQ
Flat 71, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 54, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 29, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 52, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 65, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 92, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 6, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 51, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 103, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 77, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 12, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 60, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 37, The Sorting House, 83 Newton Street, Manchester, M1 1EP

Flat 56, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 39, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Unit 2, 68 - 70 Newton Street, Manchester, M1 1EE
Flat 70, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 60, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 7, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 101, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 104, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 59, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 79, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 107, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 61, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 34, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 55, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 90, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 17, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 88, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 12, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 508, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 107, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 501, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 305, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 310, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 706, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 402, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 803, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1205, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 609, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 405, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 601, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 701, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 808, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 409, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 1110, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 206, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 407, 61 Houldsworth Street, Manchester, M1 2FA
Flat 111, 61 Houldsworth Street, Manchester, M1 2FA
Flat 212, 61 Houldsworth Street, Manchester, M1 2FA
Flat 1004, 61 Houldsworth Street, Manchester, M1 2FB
Flat 714, 61 Houldsworth Street, Manchester, M1 2FB
Flat 110, 61 Houldsworth Street, Manchester, M1 2FA
Street Urchin, 72 Great Ancoats Street, Manchester, M4 5BG
Flat 804, 61 Houldsworth Street, Manchester, M1 2FB
Flat 114, 61 Houldsworth Street, Manchester, M1 2FA
Flat 611, 61 Houldsworth Street, Manchester, M1 2FB
Flat 206, 61 Houldsworth Street, Manchester, M1 2FA
Flat 403, 61 Houldsworth Street, Manchester, M1 2FA
Flat 604, 61 Houldsworth Street, Manchester, M1 2FB
Flat 1001, 61 Houldsworth Street, Manchester, M1 2FB
Flat 11, 113 Newton Street, Manchester, M1 1AE
Flat 304, 40 Little Lever Street, Manchester, M1 1AR
Flat 14, 113 Newton Street, Manchester, M1 1AE
Flat 6, 113 Newton Street, Manchester, M1 1AE
Flat 16, 113 Newton Street, Manchester, M1 1AE

Flat 3, 77 Newton Street, Manchester, M1 1EX
Music College, 77 Newton Street, Manchester, M1 1EX
Unit 2, Newton House, 63 Newton Street, Manchester, M1 1ET
55 Newton Street, Manchester, M1 1ET
Flat 4, The Bradley, 23 - 25 Hilton Street, Manchester, M1 1EL
Third Floor, Marlsbro House, 52 - 54 Newton Street, Manchester, M1 1ED
First Floor, Marlsbro House, 52 - 54 Newton Street, Manchester, M1 1ED
39 - 41 Port Street, Manchester, M1 2EQ
62 Port Street, Manchester, M1 2EQ
60 Port Street, Manchester, M1 2EQ
58 Port Street, Manchester, M1 2EQ
4 Brewer Street, Manchester, M1 2EU
68 Port Street, Manchester, M1 2EG
Flat 31, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 16, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 72, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 90, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 76, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 4, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 25, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 48, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 87, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 17, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 85, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 44, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 78, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 98, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 99, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 32, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 75, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 86, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 58, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 95, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Unit 1, 68 - 70 Newton Street, Manchester, M1 1EE
Flat 809, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 21, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 14, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 205, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 509, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 709, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1109, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 704, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 606, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 401, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 1001, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 303, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 904, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 910, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 908, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1009, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1108, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 404, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 1302, 61 Houldsworth Street, Manchester, M1 2FB
Flat 7, 61 Houldsworth Street, Manchester, M1 2FA

Flat 502, 61 Houldsworth Street, Manchester, M1 2FA
Flat 805, 61 Houldsworth Street, Manchester, M1 2FB
Flat 307, 61 Houldsworth Street, Manchester, M1 2FA
Flat 202, 61 Houldsworth Street, Manchester, M1 2FA
Flat 801, 61 Houldsworth Street, Manchester, M1 2FB
Flat 613, 61 Houldsworth Street, Manchester, M1 2FB
Flat 306, 61 Houldsworth Street, Manchester, M1 2FA
Flat 408, 61 Houldsworth Street, Manchester, M1 2FA
Flat 215, 61 Houldsworth Street, Manchester, M1 2FA
Flat 514, 61 Houldsworth Street, Manchester, M1 2FA
Flat 104, 61 Houldsworth Street, Manchester, M1 2FA
Flat 507, 61 Houldsworth Street, Manchester, M1 2FA
Flat 401, 61 Houldsworth Street, Manchester, M1 2FA
Flat 21, 113 Newton Street, Manchester, M1 1AE
Flat 405, 40 Little Lever Street, Manchester, M1 1AR
Flat G03, 40 Little Lever Street, Manchester, M1 1AR
Flat 202, 40 Little Lever Street, Manchester, M1 1AR
Flat 305, 40 Little Lever Street, Manchester, M1 1AR
Flat 102, 40 Little Lever Street, Manchester, M1 1AR
Flat 1, 113 Newton Street, Manchester, M1 1AE
Flat 2, 113 Newton Street, Manchester, M1 1AE
Flat 4, 113 Newton Street, Manchester, M1 1AE
Flat 19, 113 Newton Street, Manchester, M1 1AE
25 Hilton Street, Manchester, M1 1ET
Flat 1, The Bradley, 23 - 25 Hilton Street, Manchester, M1 1EL
Flat 6, The Bradley, 23 - 25 Hilton Street, Manchester, M1 1EL
Ground Floor, Marlsbro House, 52 - 54 Newton Street, Manchester, M1 1ED
54 Port Street, Manchester, M1 2EQ
47 Hilton Street, Manchester, M1 2EF
49 Hilton Street, Manchester, M1 2EF
75 Port Street, Manchester, M1 2EG
Flat 53, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 64, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 19, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 20, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 22, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 97, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 27, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 64, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 93, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 42, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 93, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 80, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 5, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 69, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 9, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 78, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 33, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Unit 6, 68 - 70 Newton Street, Manchester, M1 1EE
Flat 906, Oxid House, 78 Newton Street, Manchester, M1 1AQ
80 Newton Street, Manchester, M1 1EE
Flat 54, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 74, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 86, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW

Flat 46, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 75, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 43, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 67, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 42, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 507, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 504, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 1003, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 407, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 208, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 1106, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 605, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 907, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1210, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 702, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 801, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 203, 61 Houldsworth Street, Manchester, M1 2FA
Flat 205, 61 Houldsworth Street, Manchester, M1 2FA
Flat 602, 61 Houldsworth Street, Manchester, M1 2FB
Flat 105, 61 Houldsworth Street, Manchester, M1 2FA
Flat 509, 61 Houldsworth Street, Manchester, M1 2FA
Flat 210, 61 Houldsworth Street, Manchester, M1 2FA
Flat 802, 61 Houldsworth Street, Manchester, M1 2FB
Flat 710, 61 Houldsworth Street, Manchester, M1 2FB
Flat 304, 61 Houldsworth Street, Manchester, M1 2FA
Flat 209, 61 Houldsworth Street, Manchester, M1 2FA
Flat 902, 61 Houldsworth Street, Manchester, M1 2FB
Flat 1102, 61 Houldsworth Street, Manchester, M1 2FB
Flat 702, 61 Houldsworth Street, Manchester, M1 2FB
Flat 609, 61 Houldsworth Street, Manchester, M1 2FB
Flat 409, 61 Houldsworth Street, Manchester, M1 2FA
Flat 601, 61 Houldsworth Street, Manchester, M1 2FB
Flat 12, 113 Newton Street, Manchester, M1 1AE
Flat 205, 40 Little Lever Street, Manchester, M1 1AR
Flat 303, 40 Little Lever Street, Manchester, M1 1AR
Flat 2, 77 Newton Street, Manchester, M1 1EX
Flat 1, 77 Newton Street, Manchester, M1 1EX
Unit 6, 79 Newton Street, Manchester, M1 1EX
22 Little Lever Street, Manchester, M1 1HR
Flat 7, The Bradley, 23 - 25 Hilton Street, Manchester, M1 1EL
Flat 9, The Bradley, 23 - 25 Hilton Street, Manchester, M1 1EL
Flat 15, The Bradley, 23 - 25 Hilton Street, Manchester, M1 1EL
37 Port Street, Manchester, M1 2EQ
3B Tariff Street, Manchester, M1 2FF
Flat 82, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 34, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 96, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 38, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 25, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 3, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 11, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 28, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 13, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 1, The Sorting House, 83 Newton Street, Manchester, M1 1EP

Flat 62, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 15, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 102, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 27, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 65, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 80, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 36, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 83, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 38, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Unit 4, 68 - 70 Newton Street, Manchester, M1 1EE
Flat 902, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 96, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 53, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 69, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 5, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 1, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 20, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 98, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 66, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 44, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 109, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 708, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1201, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 307, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 607, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 202, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 505, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 308, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 810, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1102, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 806, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 903, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 314, 61 Houldsworth Street, Manchester, M1 2FA
Flat 310, 61 Houldsworth Street, Manchester, M1 2FA
Flat 707, 61 Houldsworth Street, Manchester, M1 2FB
Flat 711, 61 Houldsworth Street, Manchester, M1 2FB
Flat 607, 61 Houldsworth Street, Manchester, M1 2FB
Flat 513, 61 Houldsworth Street, Manchester, M1 2FA
Flat 705, 61 Houldsworth Street, Manchester, M1 2FB
Flat 901, 61 Houldsworth Street, Manchester, M1 2FB
Flat 3, 61 Houldsworth Street, Manchester, M1 2FA
Flat 6, 61 Houldsworth Street, Manchester, M1 2FA
Flat 511, 61 Houldsworth Street, Manchester, M1 2FA
Flat 404, 61 Houldsworth Street, Manchester, M1 2FA
Flat 1101, 61 Houldsworth Street, Manchester, M1 2FB
Flat 414, 61 Houldsworth Street, Manchester, M1 2FA
Flat 1202, 61 Houldsworth Street, Manchester, M1 2FB
Flat 412, 61 Houldsworth Street, Manchester, M1 2FA
Flat 905, 61 Houldsworth Street, Manchester, M1 2FB
Flat 109, 61 Houldsworth Street, Manchester, M1 2FA
Flat 712, 61 Houldsworth Street, Manchester, M1 2FB
Flat 403, 40 Little Lever Street, Manchester, M1 1AR
Flat G01, 40 Little Lever Street, Manchester, M1 1AR
Flat 3, 113 Newton Street, Manchester, M1 1AE

Flat 9, 113 Newton Street, Manchester, M1 1AE
115 Newton Street, Manchester, M1 1EF
Unit 3, 77 Newton Street, Manchester, M1 1EX
Unit 5, 77 Newton Street, Manchester, M1 1ET
Flat 11, The Bradley, 23 - 25 Hilton Street, Manchester, M1 1EL
Flat 8, The Bradley, 23 - 25 Hilton Street, Manchester, M1 1EL
2 Brewer Street, Manchester, M1 2EU
8 Brewer Street, Manchester, M1 2EU
6 Brewer Street, Manchester, M1 2EU
3E Tariff Street, Manchester, M1 2FF
3A Tariff Street, Manchester, M1 2FF
Unit 7, 68 - 70 Newton Street, Manchester, M1 1EE
Flat 2, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 101, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 49, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 48, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 57, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 73, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 94, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 9, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 89, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 91, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 88, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 47, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 35, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 79, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 36, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 46, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 19, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 49, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 32, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 37, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 51, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 31, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 24, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 10, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 18, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 72, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 77, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 105, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 309, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 403, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 306, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 503, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 804, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1007, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 204, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 102, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 807, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 106, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 707, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1206, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 807, 61 Houldsworth Street, Manchester, M1 2FB
Flat 1002, 61 Houldsworth Street, Manchester, M1 2FB

Flat 406, 61 Houldsworth Street, Manchester, M1 2FA
Flat 309, 61 Houldsworth Street, Manchester, M1 2FA
Flat 505, 61 Houldsworth Street, Manchester, M1 2FA
Flat 907, 61 Houldsworth Street, Manchester, M1 2FB
Flat 612, 61 Houldsworth Street, Manchester, M1 2FB
Flat 102, 61 Houldsworth Street, Manchester, M1 2FA
Flat 308, 61 Houldsworth Street, Manchester, M1 2FA
Flat 201, 61 Houldsworth Street, Manchester, M1 2FA
Flat 2, 61 Houldsworth Street, Manchester, M1 2FA
Flat 305, 61 Houldsworth Street, Manchester, M1 2FA
Flat 508, 61 Houldsworth Street, Manchester, M1 2FA
Flat 107, 61 Houldsworth Street, Manchester, M1 2FA
Flat 405, 61 Houldsworth Street, Manchester, M1 2FA
Flat 311, 61 Houldsworth Street, Manchester, M1 2FA
Flat 713, 61 Houldsworth Street, Manchester, M1 2FB
Flat 605, 61 Houldsworth Street, Manchester, M1 2FB
Flat 803, 61 Houldsworth Street, Manchester, M1 2FB
Flat 806, 61 Houldsworth Street, Manchester, M1 2FB
70 Great Ancoats Street, Manchester, M4 5BG
Flat 203, 40 Little Lever Street, Manchester, M1 1AR
Flat 18, 113 Newton Street, Manchester, M1 1AE
Flat 5, 113 Newton Street, Manchester, M1 1AE
Flat G02, 40 Little Lever Street, Manchester, M1 1AR
Flat 15, 113 Newton Street, Manchester, M1 1AE
Flat 17, 113 Newton Street, Manchester, M1 1AE
Flat 8, 113 Newton Street, Manchester, M1 1AE
Flat 20, 113 Newton Street, Manchester, M1 1AE
12 Faraday Street, Manchester, M1 1BE
25A Hilton Street, Manchester, M1 1ET
Flat 3, The Bradley, 23 - 25 Hilton Street, Manchester, M1 1EL
Flat 12, The Bradley, 23 - 25 Hilton Street, Manchester, M1 1EL
Flat 10, The Bradley, 23 - 25 Hilton Street, Manchester, M1 1EL
56 Port Street, Manchester, M1 2EQ
Basement, 50 Port Street, Manchester, M1 2EQ
45 Hilton Street, Manchester, M1 2EF
51 Hilton Street, Manchester, M1 2EF
43 Port Street, Manchester, M1 2EQ
Flat Above, 43 Port Street, Manchester, M1 2EQ
Flat 39, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 18, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 14, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 23, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 58, The Sorting House, 83 Newton Street, Manchester, M1 1ER
87 Newton Street, Manchester, M1 1EX
Flat 99, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 16, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Unit 1, 81 Newton Street, Manchester, M1 1EX
Flat 74, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 50, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 100, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 8, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 10, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 29, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 41, The Sorting House, 83 Newton Street, Manchester, M1 1EP

Flat 6, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 802, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 304, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 608, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 23, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 97, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 102, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 92, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 12A, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 68, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 85, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 40, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 76, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 62, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 705, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 502, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 510, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 104, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 603, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 1207, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 301, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 207, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 1010, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1008, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1107, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1208, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1104, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Unit 1, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 214, 61 Houldsworth Street, Manchester, M1 2FA
Flat 606, 61 Houldsworth Street, Manchester, M1 2FB
91 Port Street, Manchester, M1 2EG
Flat 515, 61 Houldsworth Street, Manchester, M1 2FA
Flat 1, 61 Houldsworth Street, Manchester, M1 2FA
Flat 610, 61 Houldsworth Street, Manchester, M1 2FB
Flat 106, 61 Houldsworth Street, Manchester, M1 2FA
Flat 704, 61 Houldsworth Street, Manchester, M1 2FB
Flat 1003, 61 Houldsworth Street, Manchester, M1 2FB
Flat 204, 61 Houldsworth Street, Manchester, M1 2FA
Flat 501, 61 Houldsworth Street, Manchester, M1 2FA
Flat 506, 61 Houldsworth Street, Manchester, M1 2FA
Flat 213, 61 Houldsworth Street, Manchester, M1 2FA
Flat 402, 61 Houldsworth Street, Manchester, M1 2FA
Flat 101, 61 Houldsworth Street, Manchester, M1 2FA
Flat 603, 61 Houldsworth Street, Manchester, M1 2FB
Flat 315, 61 Houldsworth Street, Manchester, M1 2FA
Flat 708, 61 Houldsworth Street, Manchester, M1 2FB
Flat 7, 113 Newton Street, Manchester, M1 1AE
Flat 301, 40 Little Lever Street, Manchester, M1 1AR
Flat 204, 40 Little Lever Street, Manchester, M1 1AR
Flat 201, 40 Little Lever Street, Manchester, M1 1AR
Flat 101, 40 Little Lever Street, Manchester, M1 1AR
79 Newton Street, Manchester, M1 1EX
Unit 7, 77 Newton Street, Manchester, M1 1ET
57 Newton Street, Manchester, M1 1ET

Flat 14, The Bradley, 23 - 25 Hilton Street, Manchester, M1 1EL
41 Hilton Street, Manchester, M1 2EE
50 Port Street, Manchester, M1 2EQ
70 Port Street, Manchester, M1 2EG
Flat 57, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 84, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 45, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 105, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Unit 2, 81 Newton Street, Manchester, M1 1EX
Flat 21, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 59, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 30, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 7, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 81, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 70, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 104, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 43, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 26, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 15, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 35, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 91, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 84, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Unit 5, 68 - 70 Newton Street, Manchester, M1 1EE
Flat 1005, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 905, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 63, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 71, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 87, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 30, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 100, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 11, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 8, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 45, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 1209, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 410, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 610, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 209, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 406, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 201, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 909, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1203, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 101, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 1004, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 302, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 710, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 510, 61 Houldsworth Street, Manchester, M1 2FA
Flat 709, 61 Houldsworth Street, Manchester, M1 2FB
Flat 1005, 61 Houldsworth Street, Manchester, M1 2FB
Flat 211, 61 Houldsworth Street, Manchester, M1 2FA
Flat 608, 61 Houldsworth Street, Manchester, M1 2FB
Flat 302, 61 Houldsworth Street, Manchester, M1 2FA
Flat 614, 61 Houldsworth Street, Manchester, M1 2FB
Flat 5, 61 Houldsworth Street, Manchester, M1 2FA
Flat 115, 61 Houldsworth Street, Manchester, M1 2FA

Flat 1201, 61 Houldsworth Street, Manchester, M1 2FB
Flat 503, 61 Houldsworth Street, Manchester, M1 2FA
Flat 903, 61 Houldsworth Street, Manchester, M1 2FB
Flat 301, 61 Houldsworth Street, Manchester, M1 2FA
Flat 706, 61 Houldsworth Street, Manchester, M1 2FB
Flat 104, 40 Little Lever Street, Manchester, M1 1AR
Flat 302, 40 Little Lever Street, Manchester, M1 1AR
Flat 402, 40 Little Lever Street, Manchester, M1 1AR
Unit 1, Newton House, 63 Newton Street, Manchester, M1 1ET
Basement And Ground Floor, 25 Hilton Street, Manchester, M1 1ET
Flat 13, The Bradley, 23 - 25 Hilton Street, Manchester, M1 1EL
Basement And Ground Floor, 43 Port Street, Manchester, M1 2EQ
Basement, Marlsbro House, 52 - 54 Newton Street, Manchester, M1 1ED
3C Tariff Street, Manchester, M1 2FF
64 Port Street, Manchester, M1 2EG
Flat 33, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 83, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 24, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 2, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 108, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 26, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 40, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 68, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 67, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 52, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 95, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 3, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 63, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 55, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 66, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 61, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 106, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 22, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 82, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Unit 8, 68 - 70 Newton Street, Manchester, M1 1EE
Unit 3, 68 - 70 Newton Street, Manchester, M1 1EE
Flat 1103, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 28, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 103, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 50, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 4, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 47, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 89, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 73, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 56, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 41, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 94, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 81, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 1101, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1204, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 108, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 408, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 506, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 203, Oxid House, 78 Newton Street, Manchester, M1 1AL

Flat 604, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 210, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 1105, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 901, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 805, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 103, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 1006, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1002, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1202, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 703, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 602, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 113, 61 Houldsworth Street, Manchester, M1 2FA
Flat 1301, 61 Houldsworth Street, Manchester, M1 2FB
Flat 207, 61 Houldsworth Street, Manchester, M1 2FA

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: CENTRAL